HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

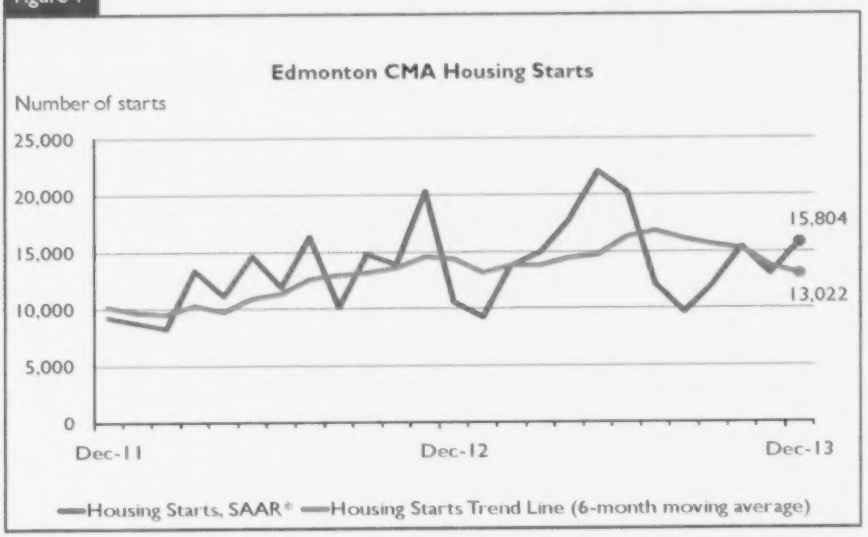
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: January 2014

Highlights

- Actual housing starts increase in December
- MLS® sales rise in the fourth quarter of 2013
- Employment growth, rising earnings, and elevated migration support housing demand

Figure 1



* SAAR: Seasonally Adjusted Annual Rate

[1] Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

Table of Contents

1 Highlights
2 New Home Market
3 Existing Home Market
4 Economy at a Glance
5 Maps of Edmonton
11 Housing Now Report Tables
12 Housing Starts
13 Summary by Market
20 Starts
23 Completions
26 Absorptions
28 Average Price
29 MLS® Activity
30 Economic Indicators

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New Home Market

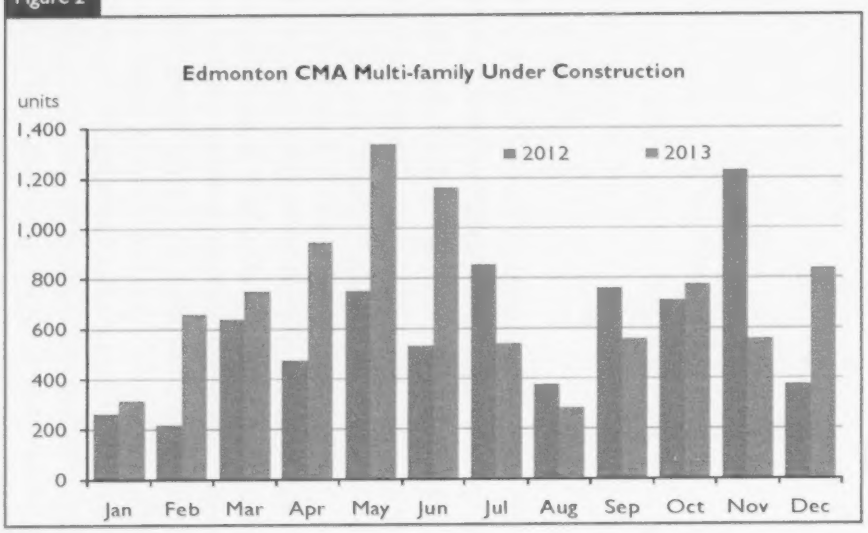
Housing starts in the Edmonton Census Metropolitan Area (CMA) were trending at 13,022 units in December compared to 13,757 in November. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts.

Actual housing starts for the Edmonton CMA reached 1,227 in December, a 56 per cent increase from the corresponding month of 2012. The increase was attributable to a large gain in multi-family housing starts which more than offset a decline in single-family housing starts. Overall, housing starts in 2013 totalled 14,689 units, up 14 per cent from 2012.

Single-detached housing starts fell six per cent in December. Foundations were poured on 389 homes, down from 412 a year prior. Within Edmonton city limits, 285 single-family homes were started, down five per cent from December 2012. On an annual basis, single-detached housing starts in the Edmonton CMA totalled 5,970, a six per cent increase from 2012. Demand for new single-detached homes in 2013 was supported by strong employment growth, elevated migration, and relatively low inventory in the competing resale market.

Completions of single-detached homes rose 12 per cent in December, to 503 units. Absorptions also increased in December. There were 524 absorptions of single-family homes in December, up from 432 one year prior. Ownership inventory of complete and unabsorbed single-family homes was also higher on a year-over-year basis. There were 619 single-detached homes in inventory in December, up from 610 a year prior.

Figure 2



Source: CMHC

The average price of a single-detached home slipped one per cent year-over-year in December to $536,389. The decline was attributed, in part, to a smaller proportion of higher priced homes being absorbed. Homes priced over $550,000 accounted for 27 per cent of absorptions in December 2013, down from 31 per cent in the same month of 2012. On an annual basis, the average absorbed price for a new single-detached home increased 3.0 per cent in 2013 to $529,824. The median price grew at a slower pace, rising 0.3 per cent year-over-year in 2013 to $461,300.

Multi-family starts, which consist of semi-detached units, rows, and apartments, totalled 838 units in December, up from 377 a year prior. While all three segments of the market posted higher housing starts, the increase in row and apartment units drove the gain. There were 157 row units started in December, up from 72 a year prior, while apartment starts totalled 523, up from 153 in December 2012. Within the City of Edmonton, 644 multi-family starts were recorded, up from 289 in the corresponding year of 2012. On an annual basis, multi-family housing starts in the Edmonton CMA totalled 8,719 units in 2013, compared to 7,179 units in 2012. Supported by elevated migration, a low vacancy rate in the rental market, and employment and wage growth, multi-family housing starts in 2013 reached their highest level since 1978.

Completions of multi-family units increased to 802 units in December, more than double the 304 units completed in December of 2012. At 453, apartments accounted for the majority of completions, followed by semi-detached units at 178 and row units at 171. The number of units under construction continued to surpass 2012 levels in December. There were 9,802 units under construction in December, up from 8,173 a year prior. Although the number of units under construction was higher on a year-over-year basis, the number has moved lower than the peak reached in October 2013 of 10,153 units.

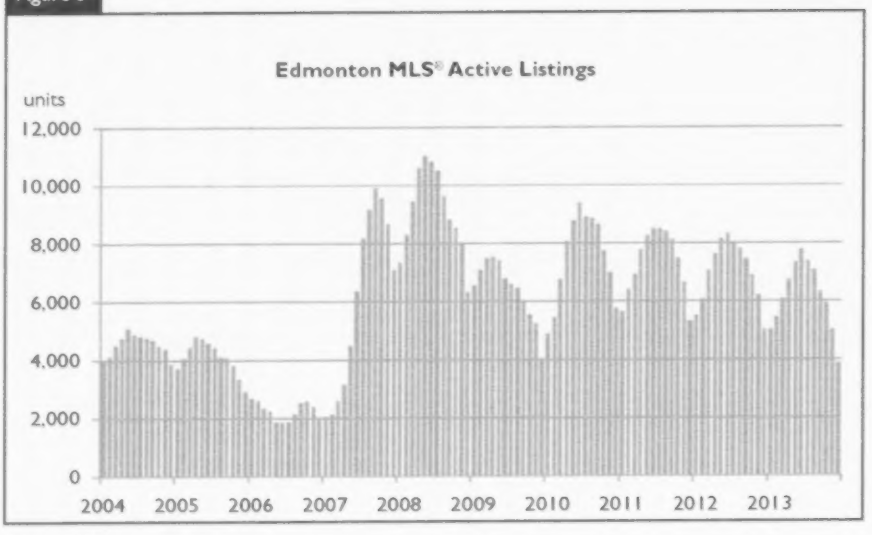
The number of multi-family units in ownership inventory declined year-over-year in December, from 841 in 2012 to 706 in 2013. Lower apartment inventory drove the decline, with inventory falling 37 per cent. In contrast the number of semi-detached and row units in inventory increased, rising six and 22 per cent respectively.

Existing Home Market

Residential MLS® sales in Edmonton increased 18 per cent year-over-year in the fourth quarter of 2013. There were 3,889 sales in the final quarter of 2013, up from 3,283 in the corresponding quarter of 2012. Demand for resale homes, supported by employment and wage growth, low mortgage rates, and elevated migration, increased in 2013. A total of 19,522 MLS® sales were recorded in 2013, an 11 per cent increased over 2012.

The number of MLS® new listings declined in the fourth quarter of 2013. There were 4,605 new listings posted in the final three months of 2013, a five per cent decline from the same period of 2012. On an annual basis, new listings were four per cent lower in 2013 than in 2012.

Figure 3



Source: RAE

Increased sales and lower new listings led to a decline in the number of active listings in the resale market. Active listings averaged 4,934 from October to December, 18 per cent lower than a year prior. Throughout 2013, active listings were lower than in 2012, with each month posting year-over-year declines. Overall, active listings averaged 6,156 in 2013, down from 7,002 in 2012. The reduced selection of homes in the resale market led to increased demand for new homes in Edmonton in 2013.

Relatively low active listings, coupled with increased sales, led to price gains in Edmonton's resale market. The average MLS® residential price rose 2.7 per cent year-over-year to $338,314 in the fourth quarter of 2013. Over the 12 months of 2013, Edmonton's residential resale prices averaged $344,977, a 3.2 per cent increased from the $334,318 recorded in 2012.

Economy at a Glance

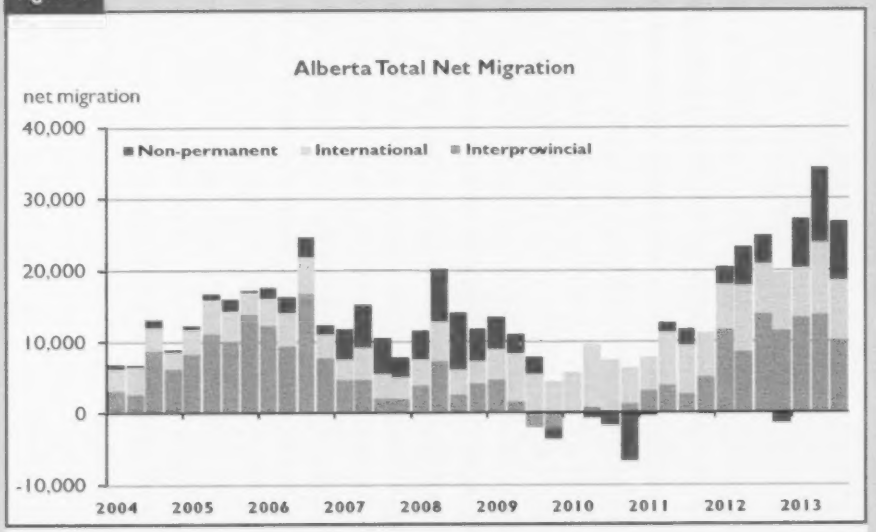
Employment in the Edmonton CMA averaged 730,100 in the fourth quarter of 2013, a four per cent increase over the same period a year prior. On an annual average basis, employment rose 3.6 per cent year-over-year, resulting in the creation of almost 25,000 jobs. All of the job gains were in full-time positions, as part-time employment declined. Full-time employment increased 5.6 per cent in 2013, while part-time employment fell 6.4 per cent. Job gains realized in 2013 will continue to support housing demand in 2014.

The unemployment rate in Edmonton rose in the fourth quarter of 2013. The rate averaged 5.0 per cent from October to December, up from 4.2 per cent in the final quarter of 2012. Although employment increased, the size of the labour force grew at a faster pace, leading to a higher number of people who were looking for employment in the Edmonton CMA.

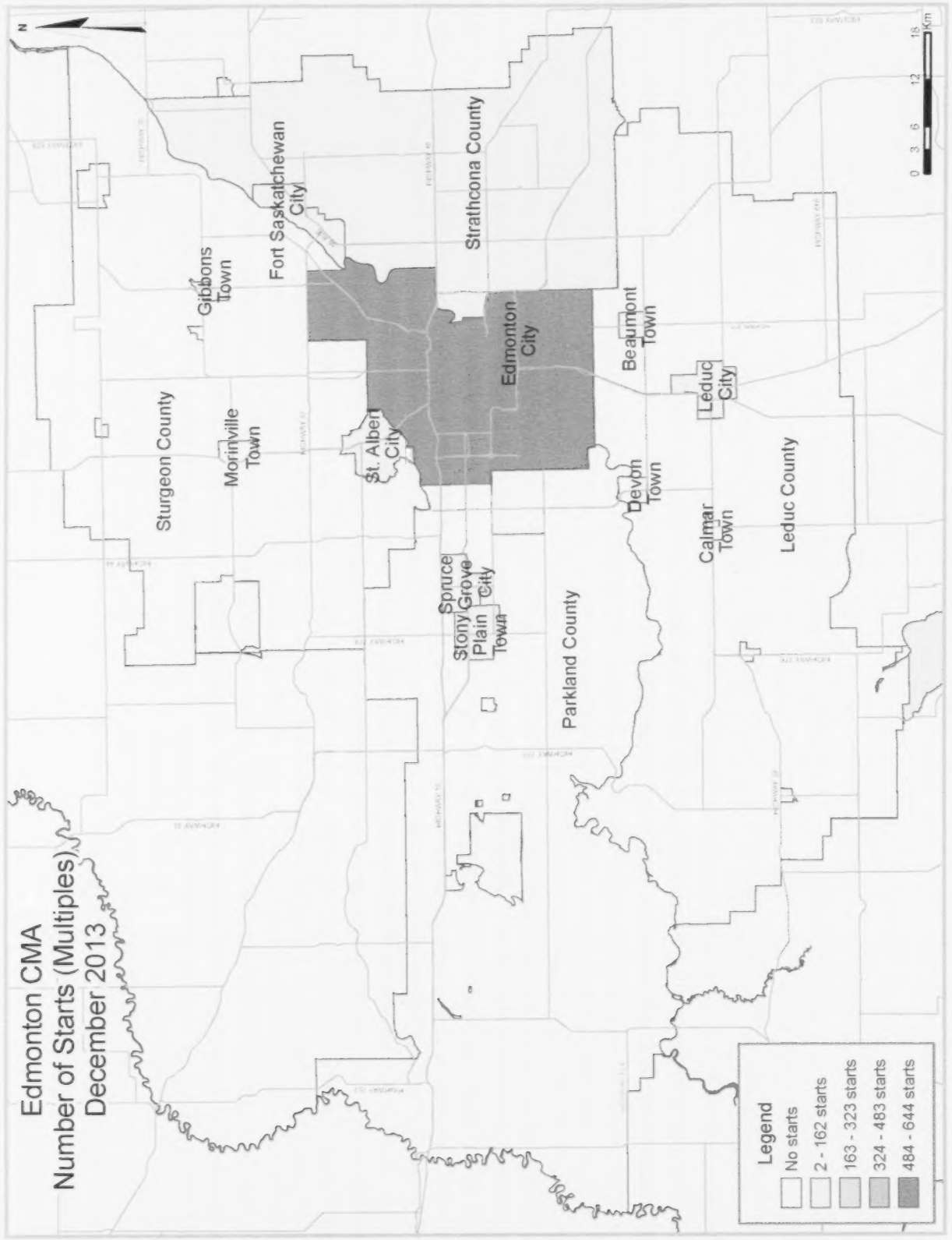
Average weekly earnings continued to move higher in the final quarter of 2013. Weekly earnings averaged $1,052 in the last three months of 2013, up from $1,023 a year earlier. An increased demand for labour and shift to more full-time positions supported earnings growth in 2013. Average weekly earnings rose 5.4 per cent in 2013.

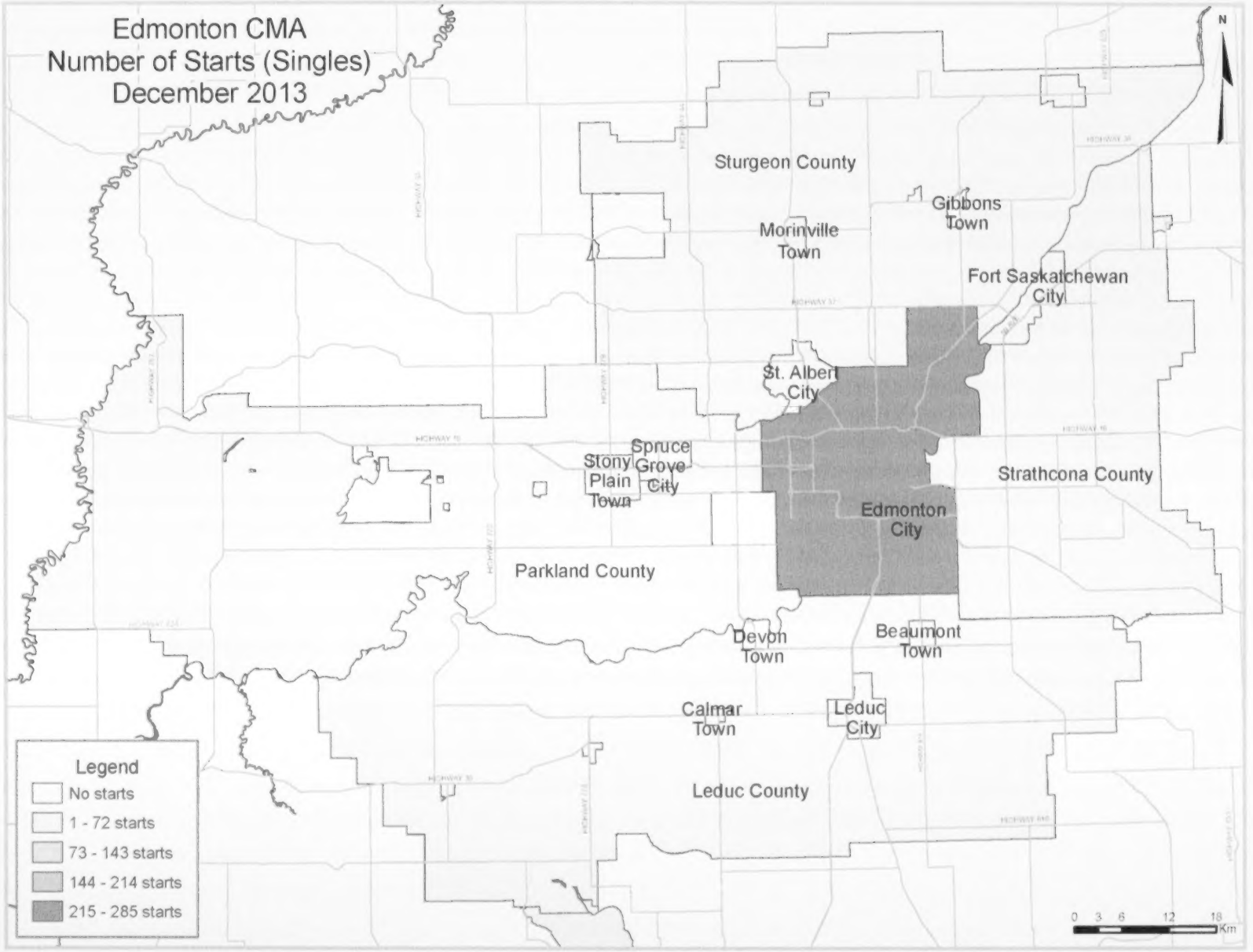
Employment growth and wage increases continued to draw people into Alberta in the third quarter of 2013. Net migration into the province reached 26,705 in the third quarter of 2013, a four per cent increase over the corresponding period of 2012. Net international migration, including non-permanent residents, rose 39 per cent year-over-year to 16,436. In contrast, net interprovincial migration declined on a year-over-year basis in the third quarter of 2013. Net interprovincial migration totalled 10,269 from July to September, down from 13,915 a year prior.

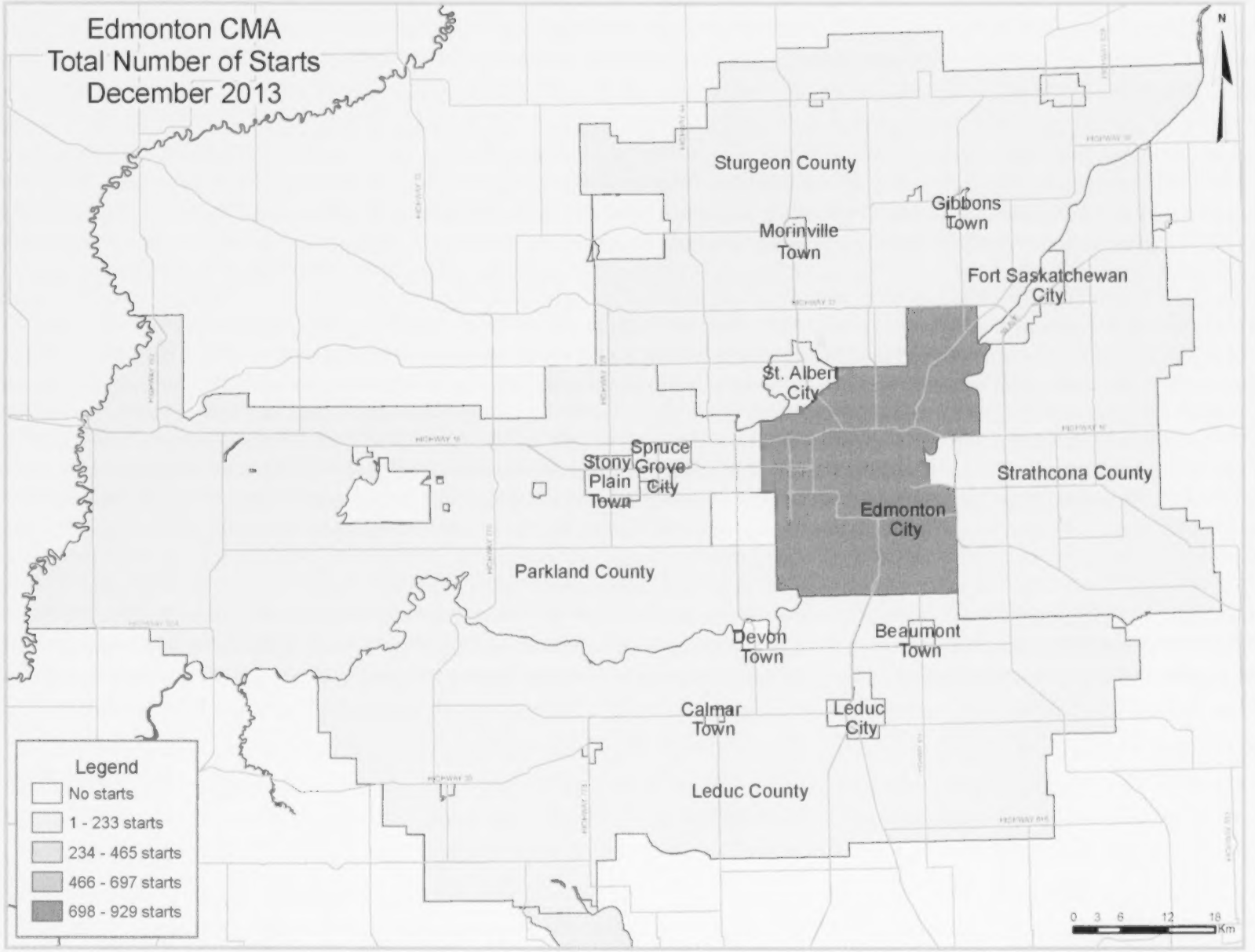
Figure 4

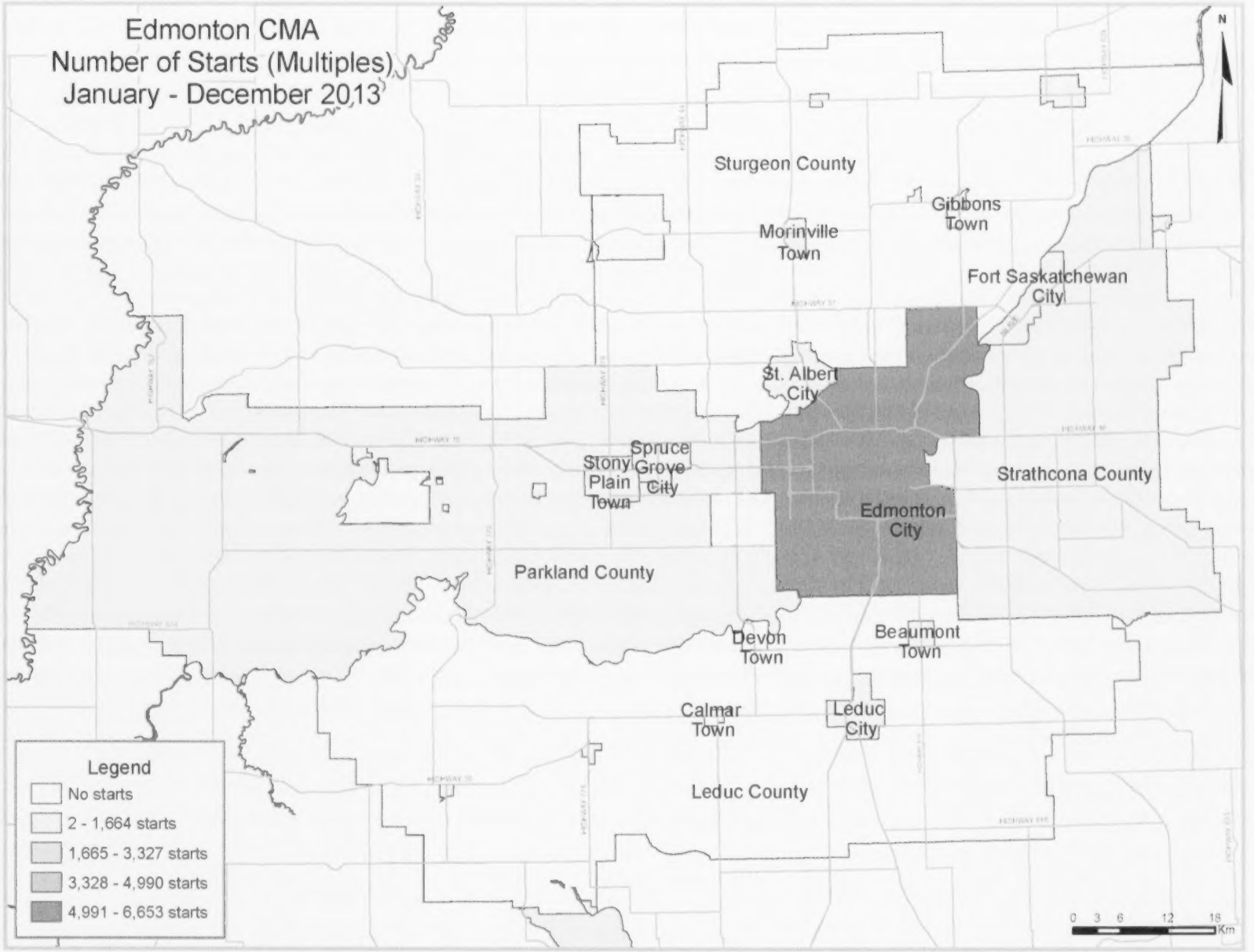


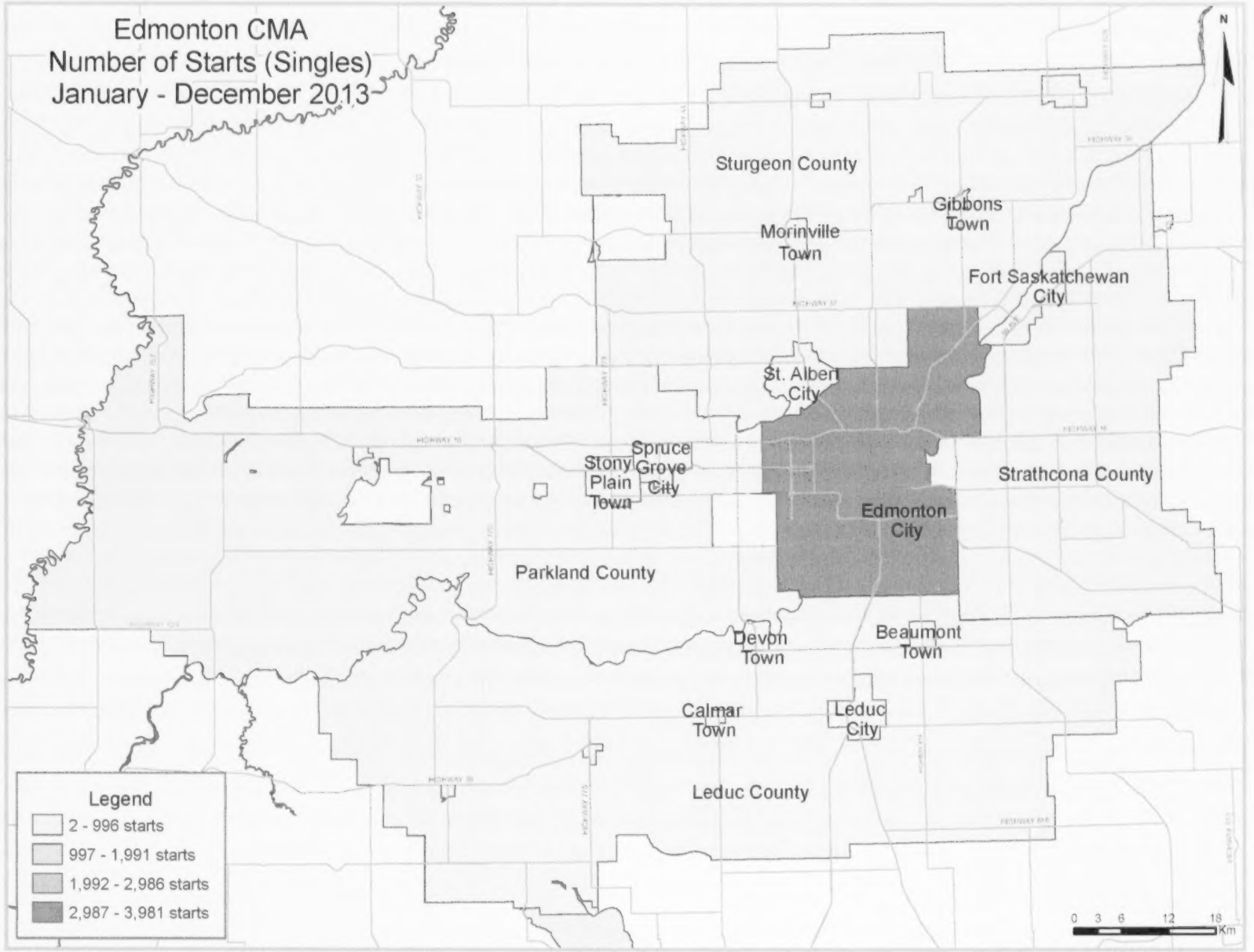
Source: Statistics Canada

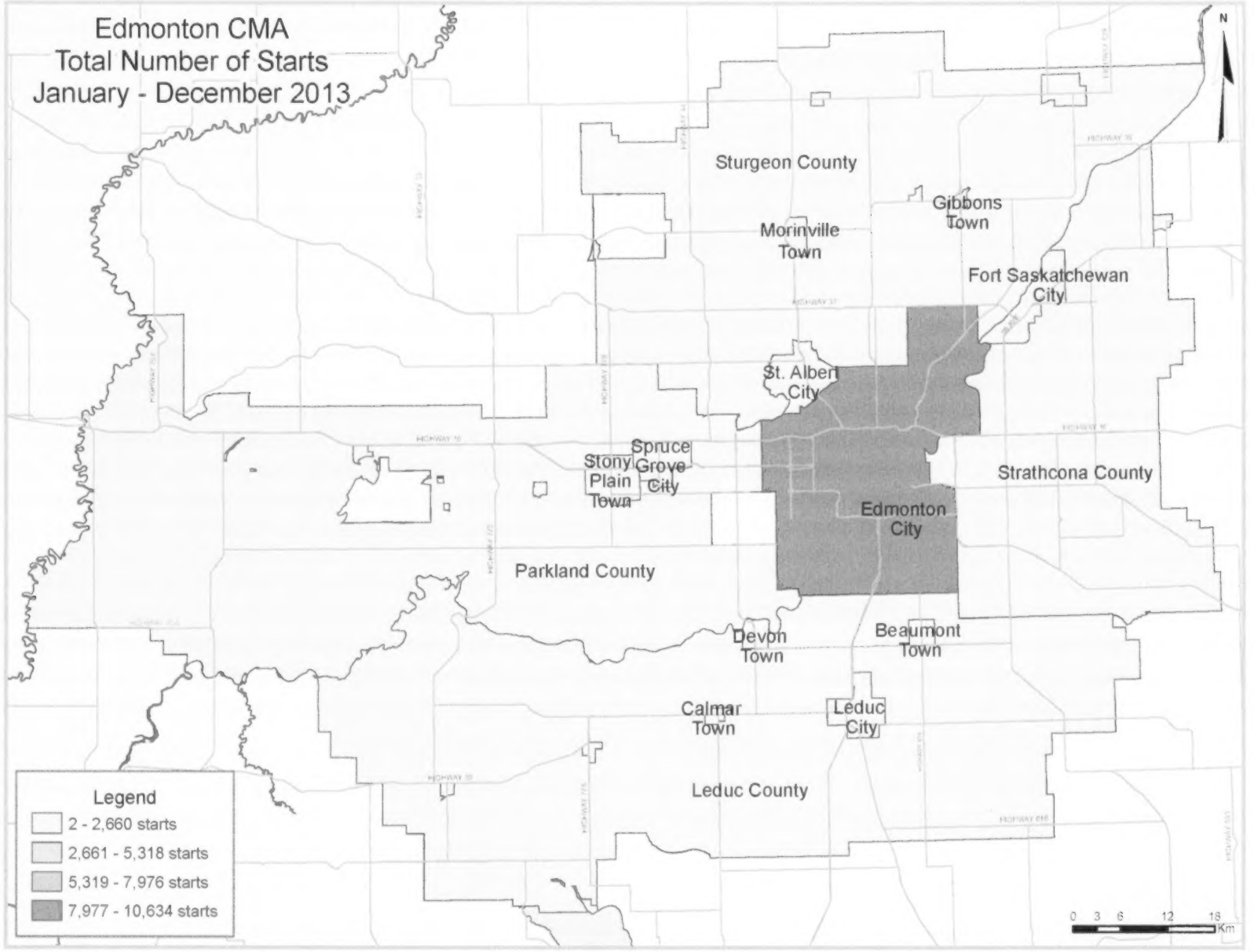

Edmonton CMA
Number of Starts (Multiples)
December 2013
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove
Stony Plain Town
Parkland County
Legend
No starts
2 - 162 starts
163 - 323 starts
324 - 483 starts
484 - 644 starts


Edmonton CMA
Number of Starts (Singles)
December 2013
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 72 starts
73 - 143 starts
144 - 214 starts
215 - 285 starts
0 3 6 12 18
Km


Edmonton CMA
Total Number of Starts
December 2013
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 233 starts
234 - 465 starts
466 - 697 starts
698 - 929 starts
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Multiples)
January - December 2013
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 1,664 starts
1,665 - 3,327 starts
3,328 - 4,990 starts
4,991 - 6,653 starts
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
January - December 2013
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
2 - 996 starts
997 - 1,991 starts
1,992 - 2,986 starts
2,987 - 3,981 starts
0 3 6 12 18
Km


Edmonton CMA
Total Number of Starts
January - December 2013
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
2 - 2,660 starts
2,661 - 5,318 starts
5,319 - 7,976 starts
7,977 - 10,634 starts
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed

Table 1: Housing Starts (SAAR and Trend) December 2013		
Edmonton CMA[1]	November 2013	December 2013
Trend[2]	13,757	13,022
SAAR	13,018	15,804
	December 2012	December 2013
Actual		
December - Single-Detached	412	389
December - Multiples	377	838
December - Total	789	1,227
January to December - Single-Detached	5,658	5,970
January to December - Multiples	7,179	8,719
January to December - Total	12,837	14,689

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
December 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2013	386	138	56	3	121	363	0	160	1,227
December 2012	412	132	11	0	81	63	0	90	789
% Change	-6.3	4.5	**	n/a	49.4	**	n/a	77.8	55.5
Year-to-date 2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
Year-to-date 2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
UNDER CONSTRUCTION									
December 2013	3,957	1,330	338	6	974	4,773	18	2,371	13,767
December 2012	3,735	1,344	146	6	1,065	3,527	25	2,075	11,923
% Change	5.9	-1.0	131.5	0.0	-8.5	35.3	-28.0	14.3	15.5
COMPLETIONS									
December 2013	502	166	46	1	116	293	21	160	1,305
December 2012	449	162	6	0	79	54	3	0	753
% Change	11.8	2.5	**	n/a	46.8	**	**	n/a	73.3
Year-to-date 2013	5,737	1,946	263	5	1,077	1,489	132	2,010	12,659
Year-to-date 2012	5,290	1,474	130	9	877	1,475	19	892	10,166
% Change	8.4	32.0	102.3	-44.4	22.8	0.9	**	125.3	24.5
COMPLETED & NOT ABSORBED									
December 2013	618	207	35	1	166	298	n/a	n/a	1,325
December 2012	610	174	28	0	164	475	n/a	n/a	1,451
% Change	1.3	19.0	25.0	n/a	1.2	-37.3	n/a	n/a	-8.7
ABSORBED									
December 2013	524	161	35	0	109	220	n/a	n/a	1,049
December 2012	432	124	5	0	86	39	n/a	n/a	686
% Change	21.3	29.8	**	n/a	26.7	**	n/a	n/a	52.9
Year-to-date 2013	5,728	1,887	255	4	1,072	1,666	n/a	n/a	10,612
Year-to-date 2012	5,290	1,375	120	9	868	1,554	n/a	n/a	9,216
% Change	8.3	37.2	112.5	-55.6	23.5	7.2	n/a	n/a	15.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
December 2013	282	96	52	3	85	363	0	48	929
December 2012	300	84	0	0	52	63	0	90	589
Beaumont Town									
December 2013	2	2	0	0	0	0	0	0	4
December 2012	3	0	7	0	0	0	0	0	10
Devon Town									
December 2013	0	0	0	0	0	0	0	0	0
December 2012	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
December 2013	9	16	0	0	2	0	0	0	27
December 2012	16	8	0	0	0	0	0	0	24
Leduc City									
December 2013	16	8	0	0	10	0	0	0	34
December 2012	15	16	4	0	0	0	0	0	35
Leduc County									
December 2013	1	0	0	0	0	0	0	0	1
December 2012	8	0	0	0	0	0	0	0	8
Morinville Town									
December 2013	9	0	0	0	0	0	0	0	9
December 2012	1	0	0	0	3	0	0	0	4
Parkland County									
December 2013	10	0	0	0	0	0	0	0	10
December 2012	8	8	0	0	0	0	0	0	16
Spruce Grove City									
December 2013	10	14	4	0	0	0	0	0	28
December 2012	17	4	0	0	13	0	0	0	34
St. Albert City									
December 2013	14	0	0	0	20	0	0	78	112
December 2012	10	0	0	0	0	0	0	0	10
Stony Plain Town									
December 2013	9	2	0	0	0	0	0	34	45
December 2012	7	8	0	0	0	0	0	0	15
Strathcona County									
December 2013	10	0	0	0	4	0	0	0	14
December 2012	16	4	0	0	13	0	0	0	33
Sturgeon County									
December 2013	5	0	0	0	0	0	0	0	5
December 2012	6	0	0	0	0	0	0	0	6
Remainder of the CMA									
December 2013	9	0	0	0	0	0	0	0	9
December 2012	4	0	0	0	0	0	0	0	4
Edmonton CMA									
December 2013	386	138	56	3	121	363	0	160	1,227
December 2012	412	132	11	0	81	63	0	90	789

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
December 2013	2,535	1,016	173	6	771	4,387	10	1,405	10,303
December 2012	2,297	1,032	65	5	825	3,275	13	1,686	9,198
Beaumont Town									
December 2013	119	38	39	0	0	0	0	104	300
December 2012	172	24	11	0	0	0	0	0	207
Devon Town									
December 2013	2	0	0	0	0	0	0	0	2
December 2012	11	0	0	0	5	0	0	0	16
Fort Saskatchewan City									
December 2013	134	48	0	0	2	0	0	142	326
December 2012	147	44	4	1	8	0	0	0	204
Leduc City									
December 2013	214	56	58	0	29	160	4	0	521
December 2012	200	78	15	0	33	160	0	0	486
Leduc County									
December 2013	112	0	0	0	0	0	0	0	112
December 2012	104	0	0	0	0	0	0	0	104
Morinville Town									
December 2013	29	0	12	0	4	0	0	37	82
December 2012	39	2	8	0	19	0	0	0	68
Parkland County									
December 2013	144	0	0	0	0	0	0	0	144
December 2012	146	8	0	0	0	0	0	0	154
Spruce Grove City									
December 2013	169	114	56	0	27	92	0	143	601
December 2012	116	86	43	0	33	92	0	202	572
St. Albert City									
December 2013	103	4	0	0	44	72	0	506	729
December 2012	107	10	0	0	0	0	0	118	235
Stony Plain Town									
December 2013	49	14	0	0	19	4	0	34	120
December 2012	55	48	0	0	32	0	0	0	135
Strathcona County									
December 2013	203	40	0	0	78	58	0	0	379
December 2012	197	12	0	0	110	0	0	69	388
Sturgeon County									
December 2013	89	0	0	0	0	0	0	0	89
December 2012	87	0	0	0	0	0	0	0	87
Remainder of the CMA									
December 2013	55	0	0	0	0	0	4	0	59
December 2012	57	0	0	0	0	0	12	0	69
Edmonton CMA									
December 2013	3,957	1,330	338	6	974	4,773	18	2,371	13,767
December 2012	3,735	1,344	146	6	1,065	3,527	25	2,075	11,923

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
December 2013	353	132	46	1	114	293	0	160	1,099
December 2012	313	124	0	0	57	8	3	0	505
Beaumont Town									
December 2013	8	4	0	0	0	0	0	0	12
December 2012	21	4	3	0	0	0	0	0	28
Devon Town									
December 2013	1	0	0	0	0	0	0	0	1
December 2012	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
December 2013	18	4	0	0	2	0	21	0	45
December 2012	18	0	0	0	0	0	0	0	18
Leduc City									
December 2013	46	10	0	0	0	0	0	0	56
December 2012	24	10	0	0	0	0	0	0	34
Leduc County									
December 2013	4	0	0	0	0	0	0	0	4
December 2012	6	2	0	0	0	0	0	0	8
Morinville Town									
December 2013	5	0	0	0	0	0	0	0	5
December 2012	6	0	0	0	0	0	0	0	6
Parkland County									
December 2013	2	0	0	0	0	0	0	0	2
December 2012	2	0	0	0	0	0	0	0	2
Spruce Grove City									
December 2013	1	2	0	0	0	0	0	0	3
December 2012	4	2	3	0	0	0	0	0	9
St. Albert City									
December 2013	18	0	0	0	0	0	0	0	18
December 2012	20	20	0	0	0	0	0	0	40
Stony Plain Town									
December 2013	2	6	0	0	0	0	0	0	8
December 2012	0	0	0	0	0	0	0	0	0
Strathcona County									
December 2013	23	8	0	0	0	0	0	0	31
December 2012	23	0	0	0	22	46	0	0	91
Sturgeon County									
December 2013	15	0	0	0	0	0	0	0	15
December 2012	10	0	0	0	0	0	0	0	10
Remainder of the CMA									
December 2013	6	0	0	0	0	0	0	0	6
December 2012	2	0	0	0	0	0	0	0	2
Edmonton CMA									
December 2013	502	166	46	1	116	293	21	160	1,305
December 2012	449	162	6	0	79	54	3	0	753

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
December 2013	333	150	26	1	108	231	n/a	n/a	849
December 2012	277	116	7	0	78	270	n/a	n/a	748
Beaumont Town									
December 2013	36	4	1	0	0	0	n/a	n/a	41
December 2012	26	2	1	0	0	0	n/a	n/a	29
Devon Town									
December 2013	3	0	0	0	3	0	n/a	n/a	6
December 2012	1	0	0	0	1	0	n/a	n/a	2
Fort Saskatchewan City									
December 2013	34	4	0	0	3	0	n/a	n/a	41
December 2012	56	6	0	0	10	30	n/a	n/a	102
Leduc City									
December 2013	33	9	0	0	0	0	n/a	n/a	42
December 2012	33	20	0	0	0	17	n/a	n/a	70
Leduc County									
December 2013	6	0	0	0	0	0	n/a	n/a	6
December 2012	2	0	0	0	0	0	n/a	n/a	2
Morinville Town									
December 2013	16	0	6	0	16	0	n/a	n/a	38
December 2012	18	0	2	0	20	0	n/a	n/a	40
Parkland County									
December 2013	9	0	0	0	0	0	n/a	n/a	9
December 2012	13	4	0	0	0	0	n/a	n/a	17
Spruce Grove City									
December 2013	35	14	2	0	18	0	n/a	n/a	69
December 2012	42	20	18	0	29	0	n/a	n/a	109
St. Albert City									
December 2013	43	0	0	0	0	16	n/a	n/a	59
December 2012	36	0	0	0	0	36	n/a	n/a	72
Stony Plain Town									
December 2013	20	19	0	0	12	42	n/a	n/a	93
December 2012	30	3	0	0	3	52	n/a	n/a	88
Strathcona County									
December 2013	44	7	0	0	6	9	n/a	n/a	66
December 2012	72	3	0	0	23	70	n/a	n/a	168
Sturgeon County									
December 2013	0	0	0	0	0	0	n/a	n/a	0
December 2012	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
December 2013	6	0	0	0	0	0	n/a	n/a	6
December 2012	4	0	0	0	0	0	n/a	n/a	4
Edmonton CMA									
December 2013	618	207	35	1	166	298	n/a	n/a	1,325
December 2012	610	174	28	0	164	475	n/a	n/a	1,451

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
December 2013	373	128	32	0	104	215	n/a	n/a	852
December 2012	285	101	0	0	64	24	n/a	n/a	474
Beaumont Town									
December 2013	7	2	0	0	0	0	n/a	n/a	9
December 2012	18	4	2	0	0	0	n/a	n/a	24
Devon Town									
December 2013	1	0	0	0	0	0	n/a	n/a	1
December 2012	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
December 2013	18	5	0	0	2	0	n/a	n/a	25
December 2012	19	1	0	0	0	0	n/a	n/a	20
Leduc City									
December 2013	44	10	0	0	1	0	n/a	n/a	55
December 2012	29	11	0	0	0	0	n/a	n/a	40
Leduc County									
December 2013	2	0	0	0	0	0	n/a	n/a	2
December 2012	5	2	0	0	0	0	n/a	n/a	7
Morinville Town									
December 2013	6	1	1	0	1	0	n/a	n/a	9
December 2012	3	0	0	0	2	0	n/a	n/a	5
Parkland County									
December 2013	3	0	0	0	0	0	n/a	n/a	3
December 2012	4	0	0	0	0	0	n/a	n/a	4
Spruce Grove City									
December 2013	5	5	2	0	1	0	n/a	n/a	13
December 2012	8	4	3	0	2	0	n/a	n/a	17
St. Albert City									
December 2013	15	0	0	0	0	0	n/a	n/a	15
December 2012	18	0	0	0	0	0	n/a	n/a	18
Stony Plain Town									
December 2013	6	7	0	0	0	0	n/a	n/a	13
December 2012	2	0	0	0	0	0	n/a	n/a	2
Strathcona County									
December 2013	23	3	0	0	0	5	n/a	n/a	31
December 2012	28	1	0	0	18	15	n/a	n/a	62
Sturgeon County									
December 2013	15	0	0	0	0	0	n/a	n/a	15
December 2012	10	0	0	0	0	0	n/a	n/a	10
Remainder of the CMA									
December 2013	6	0	0	0	0	0	n/a	n/a	6
December 2012	3	0	0	0	0	0	n/a	n/a	3
Edmonton CMA									
December 2013	524	161	35	0	109	220	n/a	n/a	1,049
December 2012	432	124	5	0	86	39	n/a	n/a	686

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	% Change
Edmonton City	285	300	110	90	123	46	411	153	929	589	57.7
Beaumont Town	2	3	2	0	0	7	0	0	4	10	-60.0
Calmar Town	7	0	0	0	0	0	0	0	7	0	n/a
Devon Town	0	1	0	0	0	0	0	0	0	1	-100.0
Fort Saskatchewan City	9	16	18	8	0	0	0	0	27	24	12.5
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	16	15	8	16	10	4	0	0	34	35	-2.9
Leduc County	1	8	0	0	0	0	0	0	1	8	-87.5
Morinville Town	9	1	0	0	0	3	0	0	9	4	125.0
Parkland County	10	8	0	8	0	0	0	0	10	16	-37.5
Spruce Grove City	10	17	14	8	4	9	0	0	28	34	-17.6
St. Albert City	14	10	0	0	20	0	78	0	112	10	**
Stony Plain Town	9	7	2	8	0	0	34	0	45	15	200.0
Strathcona County	10	16	4	14	0	3	0	0	14	33	-57.6
Sturgeon County	5	6	0	0	0	0	0	0	5	6	-16.7
Remainder of the CMA	2	3	0	0	0	0	0	0	2	3	-33.3
Edmonton CMA	389	412	158	152	157	72	523	153	1,227	789	55.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Edmonton City	3,981	3,517	1,550	1,558	1,070	811	4,033	3,602	10,634	9,488	12.1
Beaumont Town	136	189	46	32	51	14	104	0	337	235	43.4
Calmar Town	20	14	0	0	0	8	0	0	20	22	-9.1
Devon Town	2	10	0	0	0	0	0	0	2	10	-80.0
Fort Saskatchewan City	223	247	74	84	59	4	142	0	498	335	48.7
Gibbons Town	21	14	0	0	0	0	0	0	21	14	50.0
Leduc City	278	265	84	138	84	48	0	0	446	451	-1.1
Leduc County	109	105	0	0	0	0	0	0	109	105	3.8
Morinville Town	48	66	2	4	27	15	37	0	114	85	34.1
Parkland County	183	183	2	12	0	0	0	0	185	195	-5.1
Spruce Grove City	242	209	150	146	102	106	143	92	637	553	15.2
St. Albert City	164	196	28	22	20	0	578	118	790	336	135.1
Stony Plain Town	83	113	36	64	3	0	38	0	160	177	-9.6
Strathcona County	336	367	112	112	55	74	58	115	561	668	-16.0
Sturgeon County	119	125	0	0	0	0	0	0	119	125	-4.8
Remainder of the CMA	25	38	0	0	0	0	31	0	56	38	47.4
Edmonton CMA	5,970	5,658	2,084	2,172	1,471	1,080	5,164	3,927	14,689	12,837	14.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012
Edmonton City	123	46	0	0	363	63	48	90
Beaumont Town	0	7	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	10	4	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	3	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	9	0	0	0	0	0	0
St. Albert City	20	0	0	0	0	0	78	0
Stony Plain Town	0	0	0	0	0	0	34	0
Strathcona County	0	3	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	157	72	0	0	363	63	160	90

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	1,048	807	22	4	2,956	1,845	1,077	1,757
Beaumont Town	51	14	0	0	0	0	104	0
Calmar Town	0	0	0	8	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	4	59	0	0	0	142	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	84	48	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	27	15	0	0	0	0	37	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	102	106	0	0	0	92	143	0
St. Albert City	20	0	0	0	72	0	506	118
Stony Plain Town	3	0	0	0	4	0	34	0
Strathcona County	55	74	0	0	58	46	0	69
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	31	0	0	0
Edmonton CMA	1,390	1,068	81	12	3,121	1,983	2,043	1,944

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
December 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012
Edmonton City	430	384	451	115	48	90	929	589
Beaumont Town	4	10	0	0	0	0	4	10
Calmar Town	7	0	0	0	0	0	7	0
Devon Town	0	1	0	0	0	0	0	1
Fort Saskatchewan City	25	24	2	0	0	0	27	24
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	24	35	10	0	0	0	34	35
Leduc County	1	8	0	0	0	0	1	8
Morinville Town	9	1	0	3	0	0	9	4
Parkland County	10	16	0	0	0	0	10	16
Spruce Grove City	28	21	0	13	0	0	28	34
St. Albert City	14	10	20	0	78	0	112	10
Stony Plain Town	11	15	0	0	34	0	45	15
Strathcona County	10	20	4	13	0	0	14	33
Sturgeon County	5	6	0	0	0	0	5	6
Remainder of the CMA	2	3	0	0	0	0	2	3
Edmonton CMA	580	555	487	144	160	90	1,227	789

Table 2.5: Starts by Submarket and by Intended Market
January - December 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	5,716	5,049	3,817	2,678	1,101	1,761	10,634	9,488
Beaumont Town	233	235	0	0	104	0	337	235
Calmar Town	20	14	0	0	0	8	20	22
Devon Town	2	10	0	0	0	0	2	10
Fort Saskatchewan City	293	318	4	17	201	0	498	335
Gibbons Town	21	14	0	0	0	0	21	14
Leduc City	421	418	25	33	0	0	446	451
Leduc County	109	105	0	0	0	0	109	105
Morinville Town	69	78	8	7	37	0	114	85
Parkland County	185	195	0	0	0	0	185	195
Spruce Grove City	476	426	18	127	143	0	637	553
St. Albert City	168	218	116	0	506	118	790	336
Stony Plain Town	119	177	7	0	34	0	160	177
Strathcona County	410	413	151	186	0	69	561	668
Sturgeon County	119	125	0	0	0	0	119	125
Remainder of the CMA	25	38	31	0	0	0	56	38
Edmonton CMA	8,386	7,833	4,177	3,048	2,126	1,956	14,689	12,837

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	% Change
Edmonton City	354	313	142	128	150	56	453	8	1,099	505	117.6
Beaumont Town	8	21	4	4	0	3	0	0	12	28	-57.1
Calmar Town	3	0	0	0	0	0	0	0	3	0	n/a
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	18	18	6	0	21	0	0	0	45	18	150.0
Gibbons Town	3	1	0	0	0	0	0	0	3	1	200.0
Leduc City	46	24	10	10	0	0	0	0	56	34	64.7
Leduc County	4	6	0	2	0	0	0	0	4	8	-50.0
Morinville Town	5	6	0	0	0	0	0	0	5	6	-16.7
Parkland County	2	2	0	0	0	0	0	0	2	2	0.0
Spruce Grove City	1	4	2	2	0	3	0	0	3	9	-66.7
St. Albert City	18	20	0	20	0	0	0	0	18	40	-55.0
Stony Plain Town	2	0	6	0	0	0	0	0	8	0	n/a
Strathcona County	23	23	8	4	0	18	0	46	31	91	-65.9
Sturgeon County	15	10	0	0	0	0	0	0	15	10	50.0
Remainder of the CMA	0	1	0	0	0	0	0	0	0	1	-100.0
Edmonton CMA	503	449	178	170	171	80	453	54	1,305	753	73.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Edmonton City	3,746	3,230	1,558	1,126	965	626	3,081	1,741	9,350	6,723	39.1
Beaumont Town	189	196	32	22	23	19	0	66	244	303	-19.5
Calmar Town	15	8	0	0	8	0	0	0	23	8	187.5
Devon Town	11	10	0	2	5	0	0	0	16	12	33.3
Fort Saskatchewan City	237	230	76	84	63	0	0	71	376	385	-2.3
Gibbons Town	18	16	0	0	0	0	0	0	18	16	12.5
Leduc City	264	205	106	120	37	28	0	127	407	480	-15.2
Leduc County	101	93	0	2	0	0	0	0	101	95	6.3
Morinville Town	58	68	4	4	38	43	0	0	100	115	-13.0
Parkland County	183	177	10	8	0	0	0	0	193	185	4.3
Spruce Grove City	189	173	134	130	83	66	202	0	608	369	64.8
St. Albert City	168	221	10	20	0	0	118	96	296	337	-12.2
Stony Plain Town	89	97	70	26	16	4	0	0	175	127	37.8
Strathcona County	329	383	110	96	61	68	69	266	569	813	-30.0
Sturgeon County	117	160	0	0	0	0	0	0	117	160	-26.9
Remainder of the CMA	35	32	0	2	0	4	31	0	66	38	73.7
Edmonton CMA	5,749	5,299	2,110	1,642	1,299	858	3,501	2,367	12,659	10,166	24.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012
Edmonton City	150	53	0	3	293	8	160	0
Beaumont Town	0	3	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	21	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	3	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	18	0	0	0	46	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	150	77	21	3	293	54	160	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	923	615	42	11	1,491	1,243	1,590	498
Beaumont Town	23	19	0	0	0	0	0	66
Calmar Town	0	0	8	0	0	0	0	0
Devon Town	5	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	59	0	0	0	0	71
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	37	24	0	4	0	0	0	127
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	26	43	12	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	83	66	0	0	0	0	202	0
St. Albert City	0	0	0	0	0	0	118	96
Stony Plain Town	16	4	0	0	0	0	0	0
Strathcona County	61	68	0	0	0	232	69	34
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	0	0	31	0
Edmonton CMA	1,178	843	121	15	1,491	1,475	2,010	892

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
December 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012
Edmonton City	531	437	408	65	160	3	1,099	505
Beaumont Town	12	28	0	0	0	0	12	28
Calmar Town	3	0	0	0	0	0	3	0
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	22	18	2	0	21	0	45	18
Gibbons Town	3	1	0	0	0	0	3	1
Leduc City	56	34	0	0	0	0	56	34
Leduc County	4	8	0	0	0	0	4	8
Morinville Town	5	6	0	0	0	0	5	6
Parkland County	2	2	0	0	0	0	2	2
Spruce Grove City	3	9	0	0	0	0	3	9
St. Albert City	18	40	0	0	0	0	18	40
Stony Plain Town	8	0	0	0	0	0	8	0
Strathcona County	31	23	0	68	0	0	31	91
Sturgeon County	15	10	0	0	0	0	15	10
Remainder of the CMA	0	1	0	0	0	0	0	1
Edmonton CMA	714	617	410	133	181	3	1,305	753

Table 3.5: Completions by Submarket and by Intended Market
January - December 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	5,357	4,344	2,350	1,868	1,643	511	9,350	6,723
Beaumont Town	244	221	0	16	0	66	244	303
Calmar Town	15	8	0	0	8	0	23	8
Devon Town	11	12	5	0	0	0	16	12
Fort Saskatchewan City	306	303	11	11	59	71	376	385
Gibbons Town	18	16	0	0	0	0	18	16
Leduc City	378	325	29	24	0	131	407	480
Leduc County	101	95	0	0	0	0	101	95
Morinville Town	77	78	11	35	12	2	100	115
Parkland County	193	185	0	0	0	0	193	185
Spruce Grove City	382	306	24	63	202	0	608	369
St. Albert City	178	241	0	0	118	96	296	337
Stony Plain Town	159	123	16	4	0	0	175	127
Strathcona County	375	443	125	336	69	34	569	813
Sturgeon County	117	160	0	0	0	0	117	160
Remainder of the CMA	35	34	0	4	31	0	66	38
Edmonton CMA	7,946	6,894	2,571	2,361	2,142	911	12,659	10,166

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
December 2013	21	5.8	122	33.7	119	32.9	40	11.0	60	16.6	362	481,175	549,760
December 2012	21	7.6	81	29.3	92	33.3	29	10.5	53	19.2	276	484,750	547,438
Year-to-date 2013	315	8.7	1,356	37.6	1,102	30.6	347	9.6	484	13.4	3,604	459,150	534,635
Year-to-date 2012	315	10.0	1,176	37.4	842	26.7	331	10.5	484	15.4	3,148	458,068	514,530
Beaumont Town													
December 2013	0	0.0	3	42.9	2	28.6	1	14.3	1	14.3	7	--	--
December 2012	0	0.0	7	38.9	7	38.9	3	16.7	1	5.6	18	467,943	479,641
Year-to-date 2013	4	2.2	66	36.9	70	39.1	36	20.1	3	1.7	179	476,000	483,554
Year-to-date 2012	6	3.0	89	43.8	69	34.0	32	15.8	7	3.4	203	461,000	477,560
Calmar Town													
December 2013	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
December 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	11	100.0	0	0.0	0	0.0	0	0.0	0	0.0	11	296,600	301,634
Year-to-date 2012	6	75.0	2	25.0	0	0.0	0	0.0	0	0.0	8	--	--
Devon Town													
December 2013	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
December 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	3	33.3	2	22.2	3	33.3	1	11.1	0	0.0	9	--	--
Year-to-date 2012	0	0.0	4	40.0	2	20.0	3	30.0	1	10.0	10	502,500	512,730
Fort Saskatchewan City													
December 2013	2	11.8	7	41.2	5	29.4	1	5.9	2	11.8	17	449,900	472,247
December 2012	1	5.3	10	52.6	5	26.3	1	5.3	2	10.5	19	416,900	472,091
Year-to-date 2013	26	10.2	135	52.9	58	22.7	19	7.5	17	6.7	255	429,000	455,800
Year-to-date 2012	14	6.3	139	62.9	40	18.1	20	9.0	8	3.6	221	420,300	448,335
Gibbons Town													
December 2013	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--
December 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	6	33.3	8	44.4	4	22.2	0	0.0	0	0.0	18	384,500	380,489
Year-to-date 2012	5	29.4	10	58.8	1	5.9	1	5.9	0	0.0	17	359,900	378,794
Leduc City													
December 2013	16	36.4	14	31.8	9	20.5	4	9.1	1	2.3	44	397,734	419,333
December 2012	10	34.5	13	44.8	2	6.9	3	10.3	1	3.4	29	380,189	406,077
Year-to-date 2013	68	25.8	110	41.7	59	22.3	18	6.8	9	3.4	264	410,000	428,004
Year-to-date 2012	41	19.0	105	48.6	46	21.3	17	7.9	7	3.2	216	413,150	434,747
Leduc County													
December 2013	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
December 2012	0	0.0	0	0.0	0	0.0	4	80.0	1	20.0	5	--	--
Year-to-date 2013	14	14.6	15	15.6	29	30.2	16	16.7	22	22.9	96	506,400	524,950
Year-to-date 2012	16	17.6	20	22.0	19	20.9	19	20.9	17	18.7	91	489,000	503,671
Morinville Town													
December 2013	0	0.0	4	80.0	1	20.0	0	0.0	0	0.0	5	--	--
December 2012	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2013	2	3.8	43	81.1	7	13.2	1	1.9	0	0.0	53	404,000	412,560
Year-to-date 2012	10	15.2	48	72.7	7	10.6	1	1.5	0	0.0	66	399,950	404,371

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
December 2013	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	--	--
December 2012	1	33.3	0	0.0	1	33.3	0	0.0	1	33.3	3	--	--
Year-to-date 2013	8	12.1	4	6.1	2	3.0	15	22.7	37	56.1	66	732,350	748,623
Year-to-date 2012	12	15.6	4	5.2	10	13.0	10	13.0	41	53.2	77	656,250	656,481
Spruce Grove City													
December 2013	1	20.0	3	60.0	1	20.0	0	0.0	0	0.0	5	--	--
December 2012	1	12.5	3	37.5	3	37.5	0	0.0	1	12.5	8	--	--
Year-to-date 2013	32	16.6	74	38.3	55	28.5	23	11.9	9	4.7	193	438,497	450,077
Year-to-date 2012	21	12.5	61	36.3	48	28.6	30	17.9	8	4.8	168	456,056	470,157
St. Albert City													
December 2013	0	0.0	0	0.0	4	36.4	4	36.4	3	27.3	11	570,200	599,191
December 2012	0	0.0	4	23.5	5	29.4	5	29.4	3	17.6	17	546,800	567,271
Year-to-date 2013	0	0.0	12	8.0	52	34.7	28	18.7	58	38.7	150	580,900	629,843
Year-to-date 2012	0	0.0	31	14.9	80	38.5	46	22.1	51	24.5	208	539,900	580,458
Stony Plain Town													
December 2013	1	16.7	1	16.7	2	33.3	2	33.3	0	0.0	6	--	--
December 2012	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	17	18.7	48	52.7	14	15.4	4	4.4	8	8.8	91	408,000	442,805
Year-to-date 2012	15	17.6	46	54.1	19	22.4	1	1.2	4	4.7	85	404,624	420,039
Strathcona County													
December 2013	1	4.8	4	19.0	7	33.3	2	9.5	7	33.3	21	541,000	717,381
December 2012	0	0.0	3	11.5	11	42.3	5	19.2	7	26.9	26	542,500	731,423
Year-to-date 2013	6	1.8	61	18.3	132	39.5	63	18.9	72	21.6	334	522,000	632,168
Year-to-date 2012	7	2.0	73	20.4	131	36.7	69	19.3	77	21.6	357	519,000	607,709
Sturgeon County													
December 2013	1	6.7	2	13.3	6	40.0	3	20.0	3	20.0	15	540,000	544,000
December 2012	1	10.0	1	10.0	0	0.0	1	10.0	7	70.0	10	720,000	665,000
Year-to-date 2013	10	8.6	10	8.6	30	25.9	31	26.7	35	30.2	116	590,000	622,538
Year-to-date 2012	36	22.5	18	11.3	14	8.8	34	21.3	58	36.3	160	590,000	576,650
Remainder of the CMA													
December 2013	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
December 2012	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2013	13	50.0	6	23.1	0	0.0	4	15.4	3	11.5	26	349,950	468,178
Year-to-date 2012	13	61.9	3	14.3	0	0.0	2	9.5	3	14.3	21	340,000	409,919
Edmonton CMA													
December 2013	48	9.5	163	32.3	157	31.2	58	11.5	78	15.5	504	478,050	536,389
December 2012	36	8.6	126	30.1	127	30.3	53	12.6	77	18.4	419	481,000	543,226
Year-to-date 2013	535	9.8	1,950	35.7	1,617	29.6	606	11.1	757	13.9	5,465	461,300	529,824
Year-to-date 2012	517	10.2	1,829	36.2	1,328	26.3	616	12.2	766	15.2	5,056	460,000	514,259

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
December 2013

Submarket	Dec 2013	Dec 2012	% Change	YTD 2013	YTD 2012	% Change
Edmonton City	549,760	547,438	0.4	534,635	514,530	3.9
Beaumont Town	--	479,641	n/a	483,554	477,560	1.3
Calmar Town	--	--	n/a	301,634	--	n/a
Devon Town	--	--	n/a	--	512,730	n/a
Fort Saskatchewan City	472,247	472,091	0.0	455,800	448,335	1.7
Gibbons Town	--	--	n/a	380,489	378,794	0.4
Leduc City	419,333	406,077	3.3	428,004	434,747	-1.6
Leduc County	--	--	n/a	524,950	503,671	4.2
Morinville Town	--	--	n/a	412,560	404,371	2.0
Parkland County	--	--	n/a	748,623	656,481	14.0
Spruce Grove City	--	--	n/a	450,077	470,157	-4.3
St. Albert City	599,191	567,271	5.6	629,843	580,458	8.5
Stony Plain Town	--	--	n/a	442,805	420,039	5.4
Strathcona County	717,381	731,423	-1.9	632,168	607,709	4.0
Sturgeon County	544,000	665,000	-18.2	622,538	576,650	8.0
Remainder of the CMA	--	--	n/a	468,178	409,919	14.2
Edmonton CMA	536,389	543,226	-1.3	529,824	514,259	3.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton December 2013										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	930	17.4	1,448	2,452	2,815	51.4	317,995	0.8	328,019
	February	1,231	8.7	1,397	2,555	2,684	52.0	329,820	5.8	336,602
	March	1,622	0.6	1,498	3,304	2,837	52.8	335,579	2.8	331,413
	April	1,874	16.8	1,581	3,252	2,661	59.4	336,751	2.7	329,793
	May	2,156	7.4	1,506	3,764	2,687	56.0	347,078	4.7	335,692
	June	1,913	0.6	1,526	3,220	2,585	59.0	340,391	3.6	332,121
	July	1,725	7.6	1,461	2,814	2,517	58.0	337,304	0.9	332,018
	August	1,535	-6.5	1,450	2,740	2,552	56.8	334,391	2.8	333,125
	September	1,372	2.0	1,556	2,436	2,686	57.9	323,803	-2.7	321,203
	October	1,365	7.3	1,381	2,300	2,557	54.0	327,880	2.4	334,594
	November	1,115	-4.4	1,406	1,623	2,310	60.9	331,526	3.7	338,777
	December	803	-9.3	1,433	950	2,517	56.9	329,410	4.4	338,568
2013	January	1,075	15.6	1,603	2,172	2,485	64.5	323,541	1.7	333,893
	February	1,301	5.7	1,560	2,328	2,540	61.4	334,347	1.4	341,210
	March	1,645	1.4	1,589	2,795	2,520	63.1	350,723	4.5	342,390
	April	1,838	-1.9	1,443	3,213	2,505	57.6	349,047	3.7	345,281
	May	2,151	-0.2	1,546	3,734	2,653	58.3	350,921	1.1	339,460
	June	2,052	7.3	1,704	3,151	2,703	63.0	353,360	3.8	344,935
	July	2,136	23.8	1,680	2,949	2,566	65.5	345,335	2.4	340,236
	August	1,753	14.2	1,712	2,660	2,547	67.2	348,758	4.3	347,066
	September	1,712	24.8	1,775	2,404	2,492	71.2	349,923	8.1	347,651
	October	1,682	23.2	1,728	2,102	2,365	73.1	332,461	1.4	339,275
	November	1,291	15.8	1,699	1,591	2,364	71.9	339,703	2.5	347,351
	December	916	14.1	1,514	912	2,271	66.7	347,103	5.4	356,473
	Q4 2012	3,283	-1.2		4,873			329,493	3.4	
	Q4 2013	3,889	18.5		4,605			338,314	2.7	
	YTD 2012	17,641	4.0		31,410			334,318	2.7	
	YTD 2013	19,552	10.8		30,011			344,977	3.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
December 2013

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	90.2	127.3	679	5.0	73.4	967
	February	595	3.20	5.24	90.1	126.9	676	5.1	73.0	971
	March	595	3.20	5.24	90.5	127.0	671	5.5	72.7	965
	April	607	3.20	5.44	90.8	127.4	678	5.1	72.9	957
	May	601	3.20	5.34	90.8	127.0	686	4.8	73.3	953
	June	595	3.20	5.24	90.8	127.2	693	4.4	73.5	963
	July	595	3.10	5.24	90.7	127.1	696	4.4	73.7	978
	August	595	3.10	5.24	90.7	127.9	700	4.4	73.9	995
	September	595	3.10	5.24	90.8	128.1	705	4.4	74.2	1,004
	October	595	3.10	5.24	90.8	128.5	708	4.3	74.2	1,011
	November	595	3.10	5.24	90.9	127.7	707	4.2	73.8	1,016
	December	595	3.00	5.24	91.1	127.0	705	4.5	73.6	1,023
2013	January	595	3.00	5.24	91.0	126.8	705	4.3	73.2	1,030
	February	595	3.00	5.24	91.0	128.0	704	4.4	72.8	1,028
	March	590	3.00	5.14	91.0	128.3	703	4.2	72.5	1,035
	April	590	3.00	5.14	91.2	129.0	701	4.4	72.1	1,038
	May	590	3.00	5.14	91.0	129.7	704	4.5	72.4	1,048
	June	590	3.14	5.14	91.3	130.0	711	4.6	72.8	1,046
	July	590	3.14	5.14	91.2	129.5	719	4.8	73.6	1,041
	August	601	3.14	5.34	91.4	129.4	724	5.2	74.0	1,033
	September	601	3.14	5.34	91.0	129.5	725	5.1	73.9	1,037
	October	601	3.14	5.34	91.1	129.2	722	5.3	73.5	1,044
	November	601	3.14	5.34	90.9	129.3	725	5.1	73.4	1,050
	December	601	3.14	5.34		128.9	726	5.5	73.5	1,052

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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